

**Bradley Beach Zoning Board of Adjustment  
Regular Meeting Minutes  
Thursday, January 18, 2018 at 6:30 PM**

Meeting is called to order by Chair Conoscenti. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Michael Conoscenti, Robert Quinlan, Dominic Carrea, Edward Pilot, Dennis Mayer, Lauren Egbert, Alexis Bouhoutsos

Absent: Raymond Wade, Shawn Ryan, Deidre Phillips, and Harvey Rosenberg

Also Present: Mark Kitrick, Esq.– Attorney to the Board, Gerald Freda, PE, PP, CME – Board Engineer.

**Meeting Minutes:**

**Approval and Adoption of Meeting Minutes from December 21, 2017**

Motion to accept offered by Chair Conoscenti, seconded by Robert Quinlan, all members present in favor.

**Resolutions Memorialized:**

**ZB17/04 (Approval of first floor addition below the existing dwelling and deck)** – Fran Groesbeck – Block 12, Lot 4 – 104 Kent Avenue – Mr. Carrea requests his name be spelled correctly within the resolution before finalizing.

**Applications:**

**\*\*DOMINIC CARREA IS RECUSED FROM THE NEXT APPLICATION\*\***

Announcement is made ZB17/02 – Mark Hartigan – Block 18, Lot 9 – 503 Newark Avenue has decided to withdraw his application for a generator at this time.

**ZB17/03 – Dominic Carrea – 501 Newark Avenue – Block 18, Lot 10** – Applicant is seeking a bulk variance for side yard setback in order to install a natural gas powered whole house generator.

Applicant is represented by Michael J. Wenning, Esq.

Mark Kitrick, Esq. notes for the record that the applicant and engineer were sworn in at the last meeting.

Michael Wenning, Esq. indicates that the Board had requested a better location be determined for location of the generator. The contractor surveyed the property and took into consideration to comments received from the Board.

Mr. Carrea has offered a new location which is in the opposite side yard (2<sup>nd</sup> front yard) area on Fletcher Lake Avenue. The setback distance from the property line on Fletcher is 17 feet .

Marked:

Exhibit A-8 - Photo of 501 Newark Ave - Backyard (Carrea)

Exhibit A-9 - Photo of 501 Newark Ave - Fletcher Lake Side Yard (Carrea)

Exhibit A-10 - Photo of 501 Newark Ave - Fletcher Lake Side Yard (Carrea)

Exhibit A-11 - Photo of 501 Newark Ave - Front yard view (Carrea)

The generator dimensions are 48" x 28" x 30". It is proposed to be located 5 feet from the side door and 18" away from the house. It is proposed to be 13 feet away from the lot line and 5 feet away from any windows.

It is indicated that the existing arborvitae will appropriately screen the generator from view.

The contractor looked into the backyard area but it would cost an additional \$2,500.00, this new proposed location is only \$1,200 additional without requiring excavation as necessary connections can be made through the basement.

Lauren Egbert asks if Mr. Carrea would consider additional screening in the front? It is indicated not sure if possible.

Ms. Egbert indicates the area when looking at it from Newark in the front? It is indicated that the generator will be located pretty far back so not sure it is necessary, but if that is what the Board wants me to do I will do it.

Meeting open to the public – nobody from the public appears for questions or comments.

It is requested that the Board conduct a meeting in February just to memorialize the resolution so work can begin – Board agrees.

Lauren Egbert thanks Mr. Carrea for taking the Board comments under consideration and proposing this new location and coming back.

**Based upon the revised application and the testimony provided to the Board, Michael Conoscenti made a motion to approve as resubmitted with the generator on the Fletcher Lake side of the property, moved and seconded by Robert Quinlan.**

**Those who voted YES:** Alexis Bouhoutsis, Lauren Egbert, Dennis Mayer, Edward Pilot, Robert Quinlan, and Michael Conoscenti.

**Those who voted NO: None.**

**Those who ABSTAINED: None.**

**Those ABSENT:** Shawn Ryan, Deidre Phillips, Raymond Wade, Harvey Rosenberg, and Dominic Carrea (Recused)

**WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR CONOSCENTI AND SECONDED BY EDWARD PILOT, ALL IN FAVOR. MEETING CLOSED AT 6:51 PM.**

**NEXT SCHEDULED MEETING WILL BE A REGULAR MEETING ON THURSDAY, FEBRUARY 15, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.**

**Minutes submitted by Kristie Armour, Board Secretary**